



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Joanne Sturges, Acting Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Chief Administrative Officer
Director of Beaches and Harbors

At its meeting held April 4, 2006, the Board took the following action:

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Supervisor Knabe made the following statement:

"The Mello Act (California Government Code § 65590 et seq.) is a Statewide law that requires that for new multi-unit residential developments in the California Coastal Zone, affordable inclusionary housing for persons and families with low- or moderate-incomes be provided where feasible. The Mello Act also requires that affordable replacement units be provided for the number of low- or moderate-income persons and households that occupy residential apartments in the Coastal Zone when their existing residential units are converted or demolished for new residential development. Los Angeles County has attempted to meet the requirements of the Mello Act through its Affordable Housing Policy in Marina del Rey.

"However, the adequacy of the County's policy has come into question, and legitimate issues have been raised as to its consistency with the Mello Act. These issues include, but are not limited to: (1) whether certain new development projects provide for the necessary inclusionary low- or moderate-income housing, where feasible, as required by the Mello Act, (2) whether a sufficient number of affordable replacement units for low- or moderate-income persons or households have been provided due to new redevelopment in Marina del Rey; and, (3) whether the County's in-lieu fee is sufficient to provide adequate low- or moderate-income housing off-site when providing such housing on-site is shown to be economically infeasible."

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Therefore, on motion of Supervisor Knabe, seconded by Supervisor Antonovich, unanimously carried (Supervisors Molina and Yaroslavsky being absent), the Board took the following actions:

1. Instructed the Chief Administrative Officer to form and lead a task force comprised of the Acting Director of Planning, Executive Director of Community Development Commission, and County Counsel working in conjunction with the Director of Beaches and Harbors, to review the County's current Affordable Housing Policy for Marina del Rey, and recommend such revisions as necessary to ensure the County's consistency with the Mello Act, a Statewide law that requires that affordable inclusionary housing for persons and families with low- or moderate-incomes be provided where feasible, in new multi-unit residential developments in the California Coastal Zone;
2. Directed the task force to report back to the Board within 60 days with a revised Affordable Housing Policy for review and further recommendations to ensure that the County is in full compliance with the requirements of the Mello Act;
3. Recognized that a proposed redevelopment, a residential project on Parcels 100 and 101, is currently in the Coastal Development Permit review process and may be impacted by the County's further review of the County's Affordable Housing Policy; and
4. Instructed the Director of Beaches and Harbors to discuss onsite, low-income housing opportunities with the lessee of the project and bring back to the Board within 30 days an amended leasehold agreement, as necessary, to ensure the project's consistency with the Mello Act.

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Copies distributed:

Each Supervisor
County Counsel
Acting Director of Planning
Executive Director of Community
Development Commission